



Fence Permit

PERMIT # 14995

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

pl

Property Address: 640 SOUTH 12TH STREET
 Property Tax No: 2945-242-12-017
 Subdivision: COBRADO WEST DEVELOPMENT PARK
 Property Owner: WESCO DISTRIBUTION
 Owner's Telephone: 724-772-5080
 Owner's Address: 225 WEST STATION SQUARE DR. PGH PA 15219
 Contractor's Name: POERIO INC.
 Contractor's Telephone: 412-366-6767
 Contractor's Address: 467 LOWRIES RUN RD. PGH PA 15237
 Fence Material & Height: 6' CHAIN LINK

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE 1-2 SETBACKS: Front 15' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 10' from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 10-31-07
 Community Development's Approval [Signature] Date 10/31/07
 City Engineer's Approval (if required) _____ Date _____

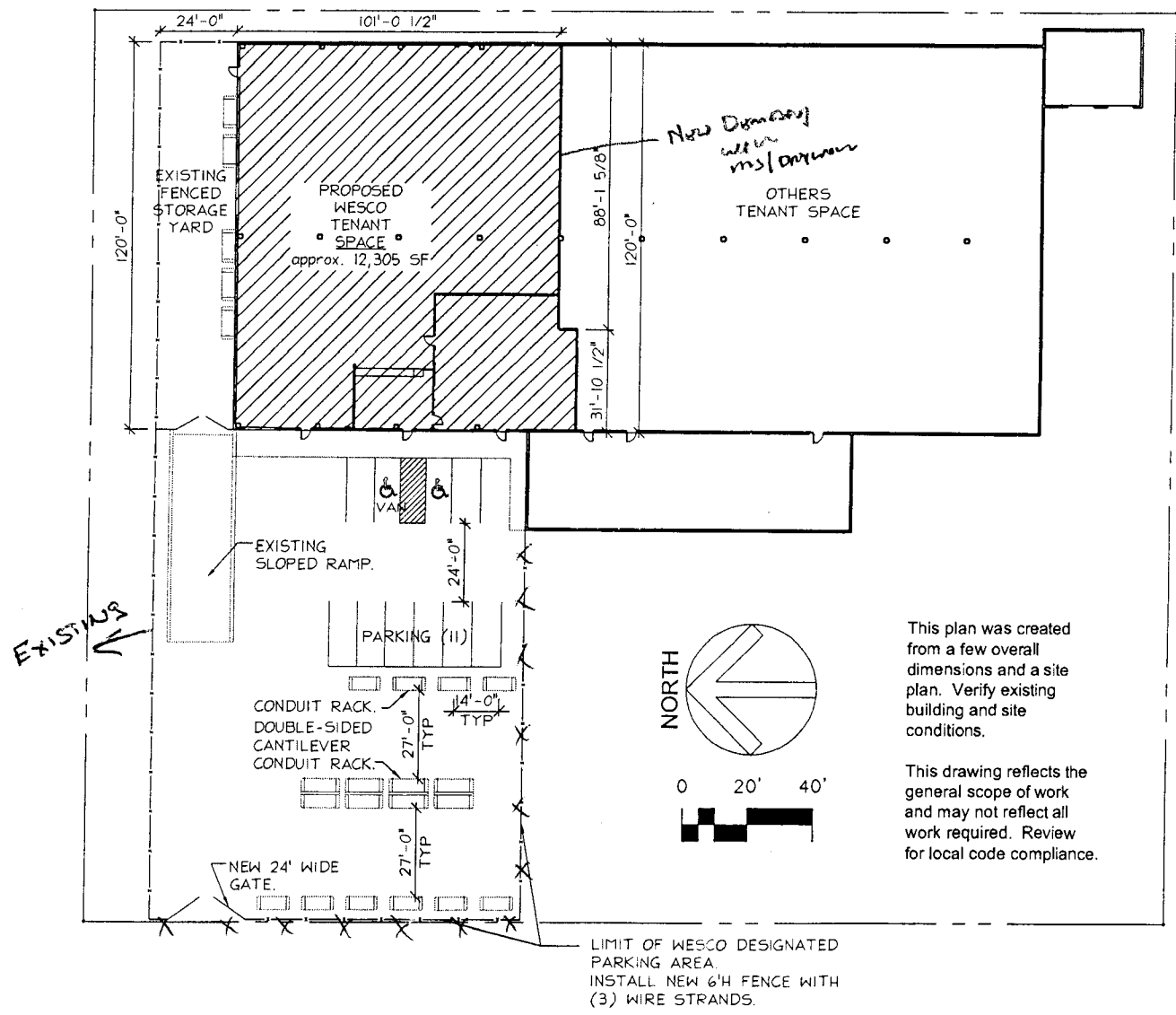
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development)


(Yellow: Applicant)

(Pink: Code Enforcement)

640



5 12th St.

	Project: WESCO Distribution, Inc. 640 South 12th St. Grand Junction, CO	Title: Site Plan Scheme 'C' 1" = 40'-0"
	Design 3 Architecture PC Expd/Mgr. 1, Suite 220E, 105 Mall Blvd. Monroeville, Pennsylvania 15146-2213	Date: 08/07/07 No. 2007-41

DWG NAME: H:\WESCO\2006-41 HOBBES, NPT-2006-41.DWG
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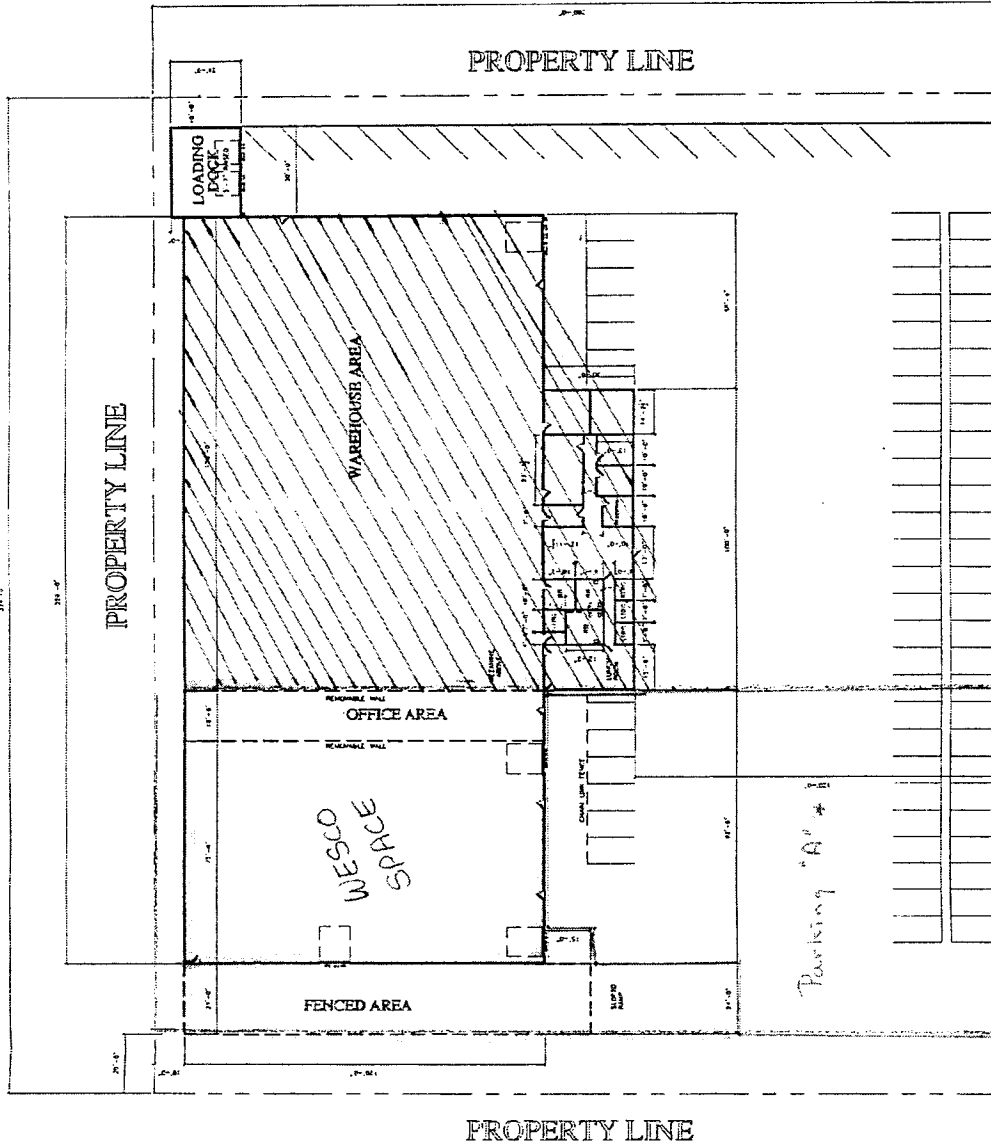
This plan was created from a few overall dimensions and a site plan. Verify existing building and site conditions.

This drawing reflects the general scope of work and may not reflect all work required. Review for local code compliance.

MOD. BY: lntirieri MOD. TIME: 9/18/2006 05:00 PM

1. IT IS THE RESPONSIBILITY OF THE INDEPENDENT OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

EXHIBIT A



SOUTH 12TH STREET

3 Parking spaces per tenant request

Auto DRAFT
CONTRACTS AND SPECIFICATIONS

CONQUEST DEVELOPMENT
316 28 ROAD SWITE APT. PHASE JUNCTION CO 81501
WAHEB

DATE: 7-14-99
SCALE: 1"=20'
SHEET NO: 1
PROJECT NO: 1